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UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

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In re:

CHAPTER 13

Case No. 1-15-44680-cec

GUY SCOTT CREGAR

Debtor.

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**AFFIRMATION OF PAUL HOLLENDER IN SUPPORT OF MOTION TO AUTHORIZE
SALE OF REAL PROPERTY**

PAUL HOLLENDER, an attorney admitted to practice before this Court, affirms under penalty of perjury:

1. I am the attorney for GUY SCOTT CREGAR (the "Debtor") and I submit this Affirmation in support of the motion to approve sale of real property located at 137 Lucille Avenue, Staten Island, NY 10309 (the "Real Property").
2. Debtor filed a voluntary petition for relief in accordance with Chapter 13 of Title 11 of the United States Bankruptcy Code (the "Bankruptcy Code") in the United States Bankruptcy Court for the Eastern District of New York at Brooklyn on October 14, 2015 (the "Filing Date").
3. Michael Macco is the duly appointed and acting Chapter 13 trustee in the Debtor's

case.

4. The Debtor's Chapter 13 Plan has been confirmed on July 7, 2016.

5. The Debtor's Chapter 13 Plan provided for payment of all filed claims at 100 percent (100%). A copy of the Plan is annexed hereto as **Exhibit A**.

6. The Debtor has negotiated and entered into a Purchase and Sale Contract for the Real Property in the amount of \$570,000. A copy of the Contract is attached hereto as **Exhibit B**.

7. The Real Property was encumbered by a mortgage held by Seterus, Inc. of approximately \$155,750.08 as of the Filing Date. A copy of the Proof of Claim is hereby attached as **Exhibit C**.

8. The Real Property was also encumbered by a water lien for an amount of approximately \$2,584.35 as of the Filing Date. A copy of the Proof of Claim is attached hereto as **Exhibit D**.

9. Upon information and belief, the proceeds from the sale of the Real Property will allow the Debtor to pay all creditors who filed proofs of claim one hundred percent (100%) of the claims.

10. Annexed as **Exhibit E** is our projection of the net closing proceeds, and the estimated amount necessary to pay all claims.

WHEREFORE, it is respectfully requested that this Court (i) authorize the Debtor to sell the real property located at 137 Lucille Avenue, Staten Island, NY 10309; (ii) authorize and direct the debtor to turn over to the Trustee such funds as the Trustee determines will be required to pay all claims (including, as to the mortgage only pre-petition arrears), and (iii) authorize the debtor to retain the closing proceeds.

Dated: Staten Island, New York
February 1, 2017

CORASH & HOLLENDER, P.C.

_____/s/_____
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